

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JAN 29 2026

WATER RESOURCES
WESTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, [see #7](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-11272-D	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-2590-D	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

Garrett Group Project 1 LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Michael and Gina Thornton

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

11730 N Hwy 52

Mailing address

Horseshoe Bend ID 83629

City

State

Zip

208-412-3175

Telephone

desertrose7179.gt@gmail.com

Email

4. If the water rights and/or adjudication claims were split, how did the division occur? NA

- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 3-15-2013

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐

- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:

- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
o \$25 per undivided water right.
o \$100 per split water right.
o No fee is required for pending adjudication claims.

- NA ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.

- NA ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature:

Michael Thornton

Signature of new owner/claimant

Title, if applicable

1-26-2026

Date

Michael Thornton

Print name

- Signature:

Gina Thornton

Signature of new owner/claimant

Title, if applicable

1-26-2026

Date

Gina Thornton

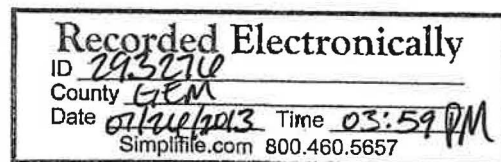
Print name

For IDWR Office Use Only:

Received by SN Date 1/29/2026 Receipt No. W052900 Receipt Amt. 50

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 Approved by Processed by KE Date 9/10/20



ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:183479

FOR VALUE RECEIVED

Jade Partners, LLC, an Idaho Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

High Desert Ranch, LLC, an Idaho Limited Liability Company

whose current address is

P.O. Box 1072, Emmett, Idaho 83617

the grantee(s), the following described premises, in Gem County, Idaho, TO WIT:

Parcel I:

Being a portion of U.S. Government Lot 1, Section 24, and U.S. Government Lot 2, Section 25, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

BEGINNING at the Section corner common to Sections 19 and 30, Township 7 North, Range 2 East and Sections 24 and 25, Township 7 North, Range 1 East, Boise Meridian, marked by a found stone and replaced with a 5/8" iron pin P.L.S. 4108, the REAL POINT OF BEGINNING; thence
South 00°54'46" West, 61.94 feet along the East line of U.S. Government Lot 2, Section 25, to a point on an existing fence line marked by a set 1/2" iron pin P.L.S. 4108; thence
North 48°56'08" West, 437.82 feet along said fence line to a set 1/2" iron pin P.L.S. 4108; thence leaving said fence line
North 43°07'46" West, 264.30 feet to a set 1/2" iron pin P.L.S. 4108; thence
North 89°20'16" West, 876.04 feet parallel with the North line of U.S. Government Lot 1, Section 24, to a point on the Easterly right of way line of State Highway 52 marked by a set 1/2" iron pin P.L.S. 4108; thence
~~North 03°27'00" East, 300.36 feet along said Easterly right of way line to a set 1/2"~~
iron pin P.L.S. 4108; thence
South 89°20'16" East, 876.04 feet parallel with the North line of said Lot 1 to a set 1/2" iron pin P.L.S. 4108; thence
North 03°27'00" East, 139.20 feet parallel with said Easterly right of way line to a point on an existing fence line marked by a set 1/2" iron pin P.L.S. 4108; thence
South 55°40'09" East, 578.82 feet along said fence line, to a point on the East line of said U.S. Government Lot 1, Section 24, marked by a set 1/2" iron pin P.L.S. 4108; thence
South 00°47'33" East, 530.94 feet along said East line to the REAL POINT OF

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BEGINNING at the Section corner common to Sections 19 and 30, Township 7 North, Range 2 East and Sections 24 and 25, Township 7 North, Range 1 East, Boise Meridian, marked by a found stone and replaced with a 5/8" iron pin P.L.S. 4108, the **REAL POINT OF BEGINNING**; thence

South 00°54'46" West, 61.94 feet along the East line of U.S. Government Lot 2, Section 25, to a point on an existing fence line marked by a set 1/2" iron pin P.L.S. 4108; thence

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South 00°47'33" East, 530.94 feet along said East line to the **REAL POINT OF**

Instrument # 293276

EMMETT, GEM, IDAHO

2013-07-26 03:59:52 PM

No. of Pages: 2

Recorded for: ALLIANCE TITLE - BOISE PRODUCE

SHELLY TILTON

Fee: \$13.00

Ex-Officio Recorder Deputy SStewart

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

BEGINNING.

Parcel II:

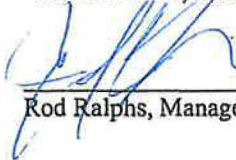
Lot 10 in Block 1 of Riverview Manor Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page 46, records of Gem County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: July 17, 2013

Jade Partners, LLC

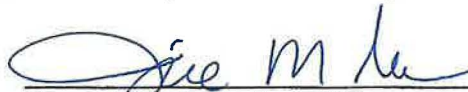
 AS MANAGER
Rod Ralphs, Manager

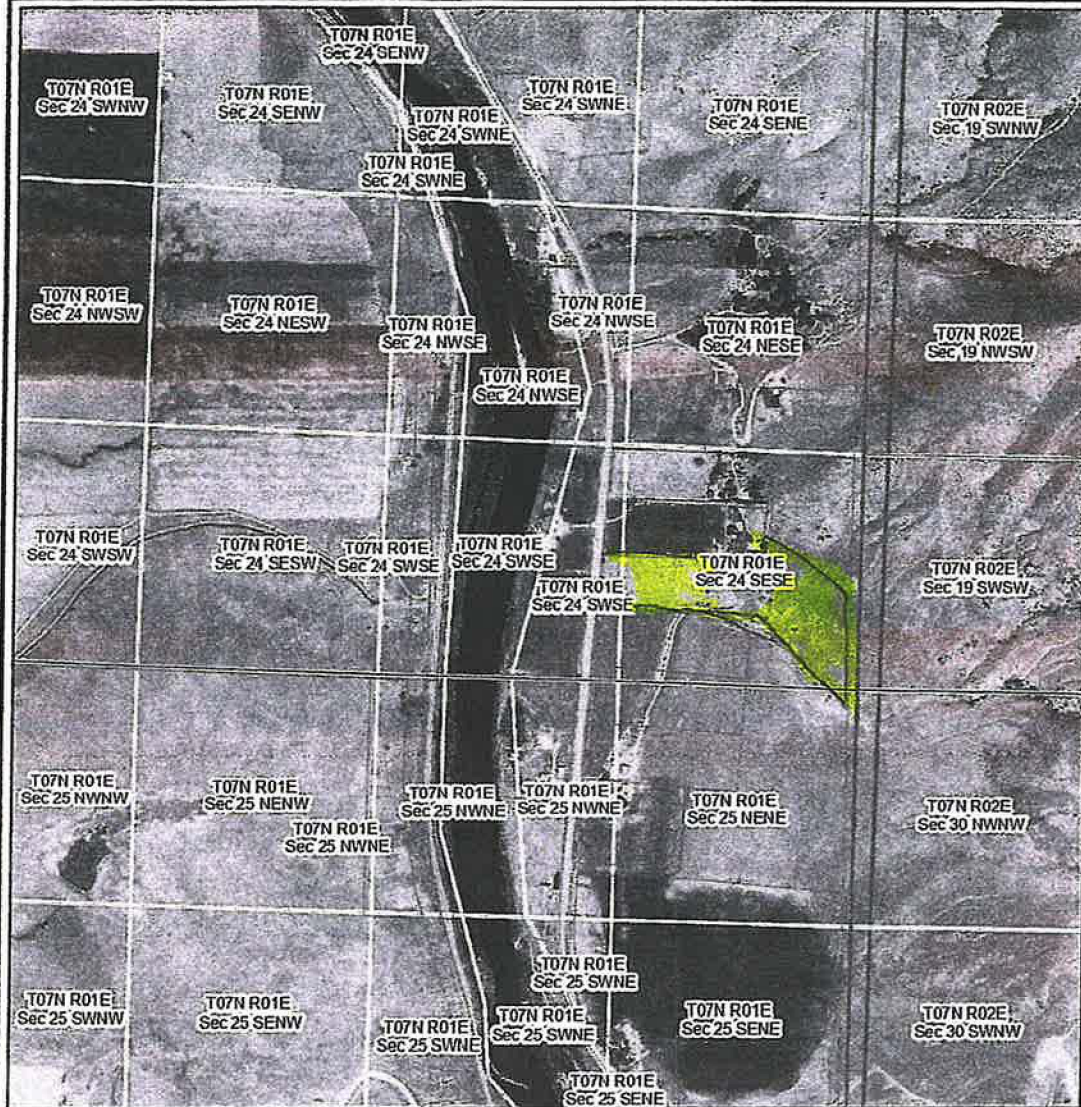
State of ID } ss
County of Gem }

On this 24 day of July, in the year 2013, before me, Jill M. Nash, a Notary Public in and for said state, personally appeared Rod Ralphs known or identified to me to be the Managing Member in the Limited Liability Company known as Jade Partners, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for the State of ID
Residing at: Emmett, ID
Commission Expires: 11-4-2014



Legend

- ESPA
- GCDB Township/Range
- GCDB Section
- GCDB Quarter-Quarter
- Counties



0 375 750 1,500 2,250 3,000 Feet



Instrument # 277674

EMMETT, GEM, IDAHO

6-14-2010 02:19:26 No. of Pages: 2

Recorded for : ROD RALPHS

SHELLY GANNON

Ex-Officio Recorder Deputy

Fee: 6.00

Index to: QUIT CLAIM DEED

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

JADE PARTNERS, LLC
ATTN: CHRIS BENAK
2730 N. GREENBELT PL.
MERIDIAN, ID 83646

(Space Above For Recorder's Use)

QUITCLAIM DEED

For other good and valuable consideration, the receipt of which is hereby acknowledged, The Garrett Group Project 1, LLC, an Idaho Limited Liability Company, by and through its manager, Ron Meyer of Terron Investments, Inc., (hereinafter "Grantor"), does hereby release and forever quitclaim unto Jade Partners, LLC, an Idaho Limited Liability Company, ("Grantee"), with an address of 2730 N. Greenbelt Pl., Meridian, ID 83646, and its successors, designees, and/or assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property, consisting of approximately 13 acres, more or less, situated in Gem County, State of Idaho, to-wit:

Being a portion of U.S. Government Lot 1, Section 24, and U.S. Government Lot 2, Section 25, Township 7 North, Range 1 East, B.M., Gem County, Idaho, described as follows:

BEGINNING at the Section corner common to Sections 19 and 30, T. 7 N., R. 2 E. and Sections 24 and 25, T. 7 N., R. 1 E., B.M., marked by a found stone and replaced with a 5/8" iron pin P.L.S. 4108, the REAL POINT OF BEGINNING: thence South 00°54'46" West, 61.94 feet along the East line of U.S. Government Lot 2, Section 25, to a point on an existing fence line marked by a set 1/2" iron pin P.L.S. 4108; thence North 48°56'08" West, 437.82 feet along said fence line to a set 1/2" iron pin P.L.S. 4108; thence leaving said fence line North 43°07'46" West, 264.30 feet to a set 1/2" iron pin P.L.S. 4108; thence North 89°20'16" West, 876.04 feet parallel with the North line of U.S. Government Lot 1, Section 24, to a point on the Easterly right of way line of State Highway 52 marked by a set 1/2" iron pin P.L.S. 4108; thence North 03°27'00" East, 300.36 feet along said Easterly right of way line to a set 1/2" iron pin P.L.S. 4108; thence South 89°20'16" East, 876.04 feet parallel with the North line of said Lot 1 to a set 1/2" iron pin P.L.S. 4108; thence North 03°27'00" East, 139.20 feet parallel with said Easterly right of way line to a point on an existing fence line marked by a set 1/2" iron pin P.L.S. 4108; thence South 55°40'09" East, 578.82 feet along said fence line, to a point on the East line of said U.S. Government Lot 1, Section 24, marked by a set 1/2" iron pin P.L.S. 4108; thence South 00°47'33" East, 530.94 feet along said East line to the REAL POINT OF BEGINNING.

TO HAVE AND TO HOLD, all and singular the said real property, together with all appurtenances, tenements, hereditaments, reversions, remainders, rents, issues, profits,

QUITCLAIM DEED-1

rights-of-way, and water rights in anywise appertaining to the real property herein described, as well in law as in equity, unto Grantee, forever.

WITNESS the hand of said Grantor this 14th day of May, 2010.

GRANTOR:

Ron Meyer
Ron Meyer, as CEO for
Terron Investments, Inc., a Member of
Garrett Group Project 1, LLC

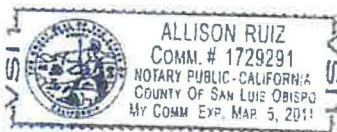
GRANTEE'S ACCEPTANCE:

Chris Benak
Chris Benak, as President for Date
Diamond B Asset Management, Corp.
A Member, Jade Partners, LLC

STATE OF CALIFORNIA)
) ss.
County of San Luis Obispo)

I, Allison Ruiz (notary's name), a notary public, do hereby certify that on this 14th day of May, 2010, personally appeared before me Ron Meyer, who, being by me first duly sworn, declared that he is the CEO of Terron Investments, Inc., which is a member of Garrett Group Project 1, LLC, that he signed the foregoing document as manager of the limited liability company, and that the statements therein contained are true, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Allison Ruiz
NOTARY PUBLIC FOR CALIFORNIA
Residing at San Luis Obispo
My Commission Expires 3/5/2011

RECEIVED

JAN 29 2026

WATER RESOURCES
WESTERN REGION

January 27, 2026

Idaho Department of Water Resources

RE: 65-11272D and 65-2590D water rights

To whom it may concern:

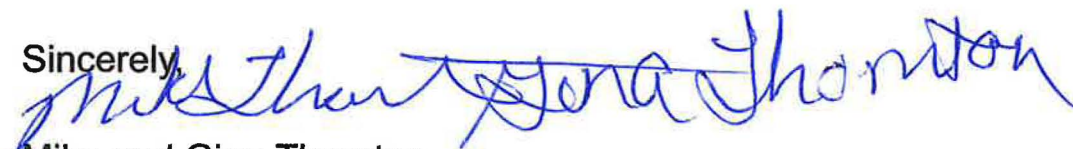
Just some info on these water rights. When we purchased the land, the current owner prepared a Quitclaim (included in packet) to another LLC to sell us the land.

There is no "point of diversion" for these two water rights. When they split up this land around here, they made a big mess. Anyway, we are wanting to get this straightened out because our neighbor would like to purchase our water rights because he is right on the river and currently has a point of diversion. I've also enclosed the 2025 Assessment Invoice from the Water District No. 65 which shows us as owners.

Please let me know if you need any more information.

Thank you

Sincerely,



Mike and Gina Thornton



0006650514

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0006650514

Date Filed: 2/4/2026 10:10:53 AM

Entity Name and Mailing Address:											
Entity Name:	HIGH DESERT RANCH LLC										
The file number of this entity on the records of the Idaho Secretary of State is:	0000377987										
Address	11730 N HIGHWAY 52 HORSESHOE BEND, ID 83629-5025										
Entity Details:											
Entity Status	Active-Existing										
This entity is organized under the laws of:	IDAHO										
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W123252										
The registered agent on record is:											
Registered Agent	GINA THORNTON Registered Agent Physical Address 11730 N HIGHWAY 52 HORSESHOE BEND, ID 83629 Mailing Address 83617										
Limited Liability Company Managers and Members											
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>Michael Thornton</td><td>Member</td><td>11730 N HWY 52 HORSESHOE BEND, ID 83629</td></tr><tr><td>Gina Thornton</td><td>Member</td><td>11730 N HWY 52 HORSESHOE BEND, ID 83629</td></tr></tbody></table>			Name	Title	Business Address	Michael Thornton	Member	11730 N HWY 52 HORSESHOE BEND, ID 83629	Gina Thornton	Member	11730 N HWY 52 HORSESHOE BEND, ID 83629
Name	Title	Business Address									
Michael Thornton	Member	11730 N HWY 52 HORSESHOE BEND, ID 83629									
Gina Thornton	Member	11730 N HWY 52 HORSESHOE BEND, ID 83629									
The annual report must be signed by an authorized signer of the entity. Job Title: Member											
<u>Gina Thornton</u> Sign Here		<u>02/04/2026</u> Date									

B1086-9271 02/04/2026 10:10 AM Received by Office of the Idaho Secretary of State

Water District No. 65

102 North Main
Payette, Idaho 83661
208-642-4465

2025 Assessment Invoice

Payette River Basin, State of Idaho

BILL TO

Michael J. Thornton
11730 N. Hwy 52
Horseshoe Bend, ID 83629

DATE		2/21/2025
INVOICE NO.		5970
DUE DATE		4/1/2025
IDWR Hydro #	13248928	
WR Number(s)		
65-11272D, 65-2590D		

Use	Irrigation	
Acres		14.5

DESCRIPTION	Acre Feet Diverted	RATE	AMOUNT
Water District Minimum Assessment		200.00	200.00
		Total	\$200.00

Your prompt payment is appreciated, Please include this invoice number on your payment.
Thank You!

\$200.00

For your convenience, please cut off this portion and use it to address the enclosed envelope

Payette River Basin, State of Idaho

Michael J. Thornton
11730 N. Hwy 52
Horseshoe Bend, ID 83629

IDWR Hydro #	13248928
WR Number(s)	65-11272D, 65-2590D

INVOICE NO.	5970
-------------	------

2023 Assessment Invoice

Water District No. 65
102 N. Main
Payette, ID 83661

\$200.00

Customer Total Balance \$500.00



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 10, 2026

HIGH DESERT RANCH LLC
11730 N HWY 52
HORSESHOE BEND, ID 83629

Re: Change in Ownership for Water Right No(s): 65-11272D and 65-2590D

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at 208-605-4627.

Sincerely,

Kate Englund
Water Resource Agent

Enclosure(s)
Water Right License Maps 65-11272D & 65-2590D

Idaho Department of Water Resources Receipt
Receipt ID: W052900

Payment Amount	\$50.00	Date Received	1/29/2026	Region	WESTERN
Payment Type	Check	Check Number	4526		
Payer	THORNTON, MICHAEL, GINA				
Comments	CHANGE IN OWNERSHIP 65-11272D, 65-2590D				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$50.00	OWNERSHIP CHANGES/SECURITY INTERESTS	62140	0229	21		1155



Signature Line (Department Representative)